046.0	0003	0019.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,400 / 671,400
					USE VALUE:	671,400 / 671,400
					ASSESSED:	671,400 / 671,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109	A	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSON CYNTHIA/TRUSTEE
Owner 2:	LA VALLEE TIMOTHY J/TRUSTEE
Owner 3:	
Street 1:	109A MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANSON CYNTHIA/ETAL -
Owner 2:	LA VALLEE TIMOTHY J -
Street 1:	109A MEDFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,623 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5623.000	246,400		425,000	671,400
Total Card	0.129	246,400		425,000	671,400
Total Parcel	0.129	246,400		425,000	671,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.53 | /Parcel: 348.5

Legal Description

User Acct 32707

GIS Ref

GIS Ref

Insp Date 12/04/18

Entered Lot Size

Total Land:

Land Unit Type:

!3908!

PREVIOUS ASSESSMENT

Parcel ID 046.0-0003-0019.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,400	0	5,623.	425,000	671,400	671,400	Year End Roll	12/18/2019
2019	101	FV	205,900	0	5,623.	451,600	657,500	657,500	Year End Roll	1/3/2019
2018	101	FV	205,900	0	5,623.	329,400	535,300	535,300	Year End Roll	12/20/2017
2017	101	FV	205,900	0	5,623.	286,900	492,800	492,800	Year End Roll	1/3/2017
2016	101	FV	205,900	0	5,623.	244,400	450,300	450,300	Year End	1/4/2016
2015	101	FV	198,300	0	5,623.	239,100	437,400	437,400	Year End Roll	12/11/2014
2014	101	FV	198,300	0	5,623.	196,600	394,900	394,900	Year End Roll	12/16/2013
2013	101	FV	198,300	0	5,623.	187,000	385,300	385,300		12/13/2012

PRINT

Date	Time
12/10/20	19:02:17

LAST REV

Date	Time
05/14/19	14:56:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3908

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSON CYNTHIA/	59492-405		7/11/2012	Convenience	10	No	No		
MEANEY AGNES	26611-155		8/26/1996		152,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/1999	79	Redo Bat	3,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Meas/Inspect	189	PATRIOT
4/24/2000	Inspected	263	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/19/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5623		Sq. Ft.	Site		0	80.	0.94	1			Med. Tr	-5	Easemen	-5			425,033						425,000	

Total AC/HA: 0.12909 | Total SF/SM: 5623 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,033 | Spl Credit | Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31964278
Const Adj.:	0.99792004
Adj $ / SQ:	138.274
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357105
Depreciation:	110703
Depreciated Total:	246402

COMMENTS

COMMON DRIVEWAY SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

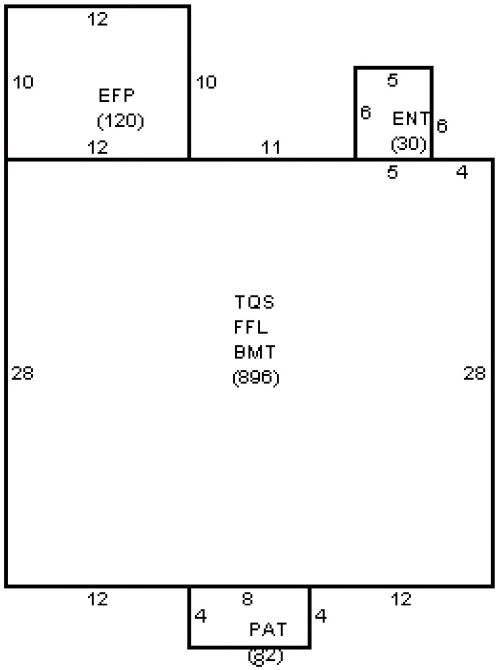
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.27
Special Features:	0	Val/Su Net:	93.12
Final Total:	246400	Val/Su SzAd	157.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	52.270	46,832
FFL	First Floor	896	138.270	123,894
TQS	3/4 Story	672	138.270	92,920
EFP	Enclos Porch	120	49.810	5,977
PAT	Patio	32	5.990	192
ENT	ENTRY	30	26.350	790

Net Sketched Area:	2,646			Total:	270,605
Size Ad	1568	Gross Are	2870	FinArea	1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

046.0-0003-0019.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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